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Jefferson County Clerk's Office

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INST # 2022286490

BATCH # 433300

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$50.00

PRESENTED ON: 12-28-2022 2 01:50:44 PM

LODGED BY: BORDERS & BORDERS

RECORDED: 12-28-2022 01:50:44 PM

BOBBIE HOLSCRAW

CLERK

BY: CINDY WELSH

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527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

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When Recorded Return To:
Borders & Borders, PLC
920 Dupont Road
Louisville, KY 40207
2022-9456

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KAH
4

DEED

THIS DEED, made and entered into this 27th day of December, 2022, by and between Shatiek Gatlin, Administrator for the Estate of Fred E. Gatlin, First Party, with a mailing address of 11638 191st Street, Saint Albans, NY 14412 AND Tiara E. Thomas, unamrried, Second Party, **whose mailing address and in-care-of address, for tax purposes**, 4508 Parker Avenue, Louisville, KY 40212.

WITNESSETH:

THAT, for a valuable consideration of \$50,000.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, in fee simple, the following described property located in Jefferson County, Commonwealth of Kentucky:

Being the Southern 5 feet of Lot 94 and the Northern 30 feet of Lot 95 as shown on the plat of Riverside Drive Addition of record in Plat and Subdivision Book 3, Page 2, in the Office of the Clerk of the County Court of Jefferson County, Kentucky

Being the same property conveyed to Fred E. Gatlin and Novella Gatlin, husband and wife, by deed dated 10/30/1995 and of record in Deed Book 6660, Page 184 in the office of the Clerk of Jefferson County, Kentucky. Said Novella Gatlin havin gided 12/30/2013 and Fred E. Gatlin having acquired title by survivorship. Said Fred E. Gatlin having died 5/12/2018 and Shatiek Gatlin having been appointed Administrator for the Estate of Fred E. Gatlin, with full power of sale, pursuant to approved Court Order dated 11/7/2022 and Nunc Pro Tunc Order dated 12/20/2022, a certified copy of which is attached hereto and made a part hereof.

PROVIDED, HOWEVER, this deed is made by the Party of the First Part in his capacity as Administrator only and he shall not be liable in his individual capacity for any breach of any covenants contained herein further than to the extent of the assets of said estate in his hands at the time of notice in writing to him of any breach of such covenants.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, in fee simple.

FIRST PARTY does hereby release and relinquish unto the Second Party, in fee simple, all of its right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, in fee simple, that it is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that it will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, that there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

Second Party assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN WITNESS WHEREOF, the Parties have hereunto set their hands, this the day and year first above written.

FIRST PARTY:

Shatiek Gatlin

Shatiek Gatlin, Administrator for the Estate of Fred E. Gatlin

STATE OF New York
COUNTY OF Queens

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 22 day of December, 2022 by of Shatiek Gatlin, Administrator for the Estate of Fred E. Gatlin, First Party.

SAUD A. ANSARI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AN6012752
Qualified in Nassau County
My Commission Expires August 31, 2026

[Signature]
Notary Public
New York, State at Large
My Commission Expires: 08/31/2026
Notary ID# 01AN6012752

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SECOND PARTY:

Tiara E. Thomas
Tiara E. Thomas

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 27th day of December, 2022 by Tiara E. Thomas, unmarried, Second Party.



Katelin Haney
Notary Public
KENTUCKY, State at Large
My Commission Expires: 02-22-2025

PREPARED BY:

KH
Borders & Borders, Attorneys
920 Dupont Road
Louisville, KY 40207
(502) 894-9200

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NO. 18-P-4434

FILED IN CLERKS OF JEFFERSON DISTRICT COURT
JEFFERSON CIRCUIT CT PROBATE COURT

2022 DEC 13 P 12:15

IN RE: ESTATE OF FRED E. GATLIN

CLERK 7

AMENDED ORDER

BY _____ D.C.

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* * * * *

The Court being sufficiently advised:

IT IS HEREBY ORDERED THAT THE ESTATE PROPERTY LOCATED AT 239 SOUTH SHAWNEE TERRACE, LOUISVILLE, KY 40212 can be sold by the Administrator of the said estate.

THIS ORDER IS FINAL AND APPEALABLE.

Kate King
/s/ _____
JUDGE
JEFFERSON DISTRICT
COURT
PROBATE DIVISION

December 20, 2022
Date
Nunc pro tunc 11/7/22

Submitted by:
Wanda Baker
Wanda Baker
P.O. Box 2173
Louisville, KY 40201
502 551-1639
Wanda.baker41@yahoo.com

ENTERED IN COURT
DAVID L. NICHOLSON, CLERK
DEC 20 2022
BY *[Signature]*
DEPUTY CLERK

CERTIFIED COPY OF RECORD
OF JEFFERSON DISTRICT COURT

DAVID L. NICHOLSON, CLERK
BY *[Signature]* _____ D.C.